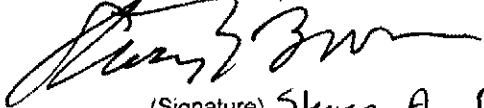

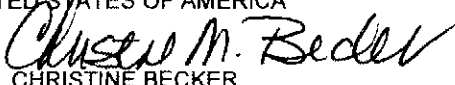


<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	Supplemental Agreement No. 2	Date: 5/10/10
TO LEASE NO. <b>GS-05B-18192</b>		
ADDRESS OF PREMISES <b>Green Mount Corporate Center          475 Regency Park          O'Fallon, IL 62269-1895</b>		
<p>THIS AGREEMENT, made and entered into this date by and between <b>ISBI/BBA Green Mount 1, LLC</b></p> <p>whose address is    <b>1001 Highlands Plaza Drive West, Suite 150          St. Louis, MO 63110-1337</b></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon Government execution</u>, as follows:</p> <p><b>I. The purpose of this Supplemental Lease Agreement (SLA) is to provide the Notice to Proceed for Change Orders 1, 2, and 3.</b></p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>Continued on Page 2</p> <p style="text-align: right;">Page 1 of 2</p>		
<p>LESSOR: <b>ISBI/BBA Green Mount 1, LLC</b></p> <p>BY:           (Signature) <b>Steven A. Brown</b></p> <p>IN THE PRESENCE OF           (Signature)</p> <p style="text-align: right;">Manager          (Title)          1001 Highlands Plaza Drive West          St. 150 (Address)          St. Louis, MO 63110</p>		
<p>UNITED STATES OF AMERICA</p> <p>By:   <b>CHRISTINE BECKER</b></p> <p style="text-align: right;">CONTRACTING OFFICER</p>		

This serves as the official approval for change order number one (1), change order two (2), and change order three (3) dated April 20, 2010 in the amount not to exceed \$140,525.84. This amount shall include all materials, labor, and overhead, as described further in Lessor's change order proposal, to complete the work to the Government's satisfaction. The full amount of \$140,525.84 will be amortized into the rent. The proposal for change order one (1), change order two (2), and change order three (3) is hereby attached and made a part of the lease. Change orders one (1), two (2), and three (3) consist of the following:

	Description of Work	Cost
Change Order 1		
Change Order 2		
Change Order 3		
Total		\$140,525.84

Paragraph 3 is deleted in its entirety and replaced with:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

TERM	RATE PER RSF	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$37.27	\$33,235.05	\$398,820.57

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance to SFO GS-05B-18192. Rent for the Lessor shall be prorated. Rent checks shall be made payable to:

ISBI/BBA Green Mount I, LLC  
c/o Balke Brown Associates  
1001 Highlands Plaza Drive West, Suite 150  
St. Louis, MO 63110-1337

Paragraph 16 is deleted in its entirety

Paragraph 25 is deleted in its entirety and replaced with:

"25. The Tenant Improvement proposal dated March 19, 2010, approved for the amount of \$333,785.00 is hereby altered to reflect change orders one (1), two (2), and three (3) dated April 20, 2010 and now totals \$474,310.72. The full amount of \$474,310.72 will be amortized into the rent over the first five (5) years at an interest rate of 6.75% or \$10.47 per rentable square foot. The Government, if approved by the Contracting Officer in writing, may adjust the amortized amount to reflect any additional Tenant improvement costs during the course of the project. The approved budget proposal and change orders did not include Building Specific Security items and should the Government, pending written Contractor Officer Approval, add any Building Specific Security costs to the Tenant Improvement budget, said costs will be amortized at the rate of 6.75% up to the amount of \$76,500.00. Any Tenant Improvement amount above the original tenant improvement allowance of \$478,024.00 and \$76,500.00 for Building Specific Security will be paid pursuant to Paragraph 3.3 of the SFO."

Attached: DISA Change Orders 1-3 (3 pages)

CB Gov't  
Lessor